GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Kandukur Municipality – Change of land use from Residential use to Commercial use in Sy.No.865/1A 1A 2A1 of Kandukur Municipality to an extent of 1796 sq.mts as applied by Sri R. Raghava Rao, S/o. R. Subba Rao – Draft Variation – Confirmation orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT
G.O.MS.No. 155 **Dated: 14-05-2018**
Read the following:-

1) From the Commissioner, Kandukur Municipality, Kandukur, Lr.Roc.No. 345/08-G1, dt:07.11.2008.
2) Government Memo No.20464/H1/2008, dt:31.12.2008.
3) From the DTCP, A.P., Hyderabad, Lr.Roc.No.10531/2008/G, dated:29.12.2008.
4) Govt. Memo No.20464/H1/2008, dt:02.07.2009 & 26.02.2013.
5) From the DTCP, Lr.Roc.No.1800/2017/G, Dated:14.09.2017.
6) Govt. Memo No.11411/I2/2012, Dated:30.06.2012.
7) Govt. Memo No. 20464/H1/2008, dt:08.11.2017.
8) Andhra Pradesh Gazette No.693, Part-I, dated:09.11.2017.
9) From the DTCP, AP, Guntur, Lr.Roc.No.1800/2017/G, dt:06.02.2018 along with objections of Sri T.Sreenivasulu and others dated 02.01.2018.

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ORDER:

The Draft variation to the land envisaged in Kandukur issued in the reference 6th cited was published in the Andhra Pradesh Gazette No.693, Part-I, Dt.09.11.2017 in the reference 7th cited. The Director of Town & Country Planning, AP, Guntur in the reference 9th read above, has reported that, the Commissioner, Kandukur Municipality has published the draft variation appendix notification one (1) in Deccan Chronicle (English version) one (1) in Andhra Bhoomi (Telugu version) respectively on 16.11.2017 calling for objections/suggestions from the general public. In response to notification, the residents who are abutting to 5.40 mts – 6.00 mts wide road made certain objections stating that they are not willing to widen the road as 9.00 mts etc.. The objections have been examined in detail and as the construction of theatres and there are already two cinema theatres in existence beside and opposite to the proposed site, it is very essential to widen the existing approach road to 40'-0'' and unless the road is widened to 40'-0'', there will not be free flow of traffic in the locality. Hence, the draft variation issued in the reference 7th cited is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette i.e., 15.05.2018.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.
The Commissioner, Kandukur Municipality, Kandukur, Prakasham District.
Copy to:
The individual through the Commissioner, Kandukur Municipality, Kandukur, Prakasham District.
The District Collector, Ongole, Prakasham District.
SF/SC.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the Kandukur General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.850 MA., dated:03.10.2005, proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site, in Sy.No.865/1A, 1A 2A1 of Kandukur Municipality to an extent of 1796.00 Sq.mts and the boundaries of which are shown in the schedule hereunder and which is earmarked for Residential Use in the General Town Planning Scheme (Master plan) of Kandukur sanctioned in G.O.Ms.No.850, MA., dated:03.10.2005 is now designated for Commercial use by variation of change of land use and also based on the Counsel Resolution No.189, dated:31.10.2008 as marked “A to I” in the revised part proposed land use map G.T.P.No.3/2017/G available in the Kandukur Municipal Office, **subject to the following conditions that;**

1. The Municipal Commissioner, Kandukuru has to ensure that the building construction in the site is in conformity with the building rules.
2. The Municipal Commissioner, Kandukuru shall also ensure that the road stretch is widened to 12.00 meters.
3. The Commissioner, Kandukur Municipality shall take over site affected under road widening from the applicants through a legally enforceable document.
4. The Municipal Commissioner, Kandukur Municipality shall collect development / conversion charges as per the G.O.Ms.No.158, MA, dt:23.03.1996.
5. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
6. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
7. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any
8. The owners /applicants shall be responsible for any Damage claimed by any one on account of change of land use proposed.
9. The change of land use shall not be used as the proof of any title of the land.
10. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
11. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 6.00 M to 8.14 M road to be widened to 12.00 M
East	:	Koteswara Theatre
South	:	Existing 5.89 M to 7.87 M road to be widened to 9.00 M Road
West	:	Site of Sri S. Ramaiah and others.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER